



Domaine de l'Age Country Estate for Sale in Magnac Laval France



Agenten-Info

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Name der Firma:	Esales Property Limited
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Beschreibung:

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Lage 2
Magnac Laval
Haute-Vienne
87190
France

Domaine de l'Age: A Refined Country Estate in Magnac-Laval, France

Panoramic Views, Independent Guest Accommodation, and 4 Hectares of Private Grounds

Introduction: An Elegant Sanctuary of Character and Privacy

Set amidst the gentle, rolling landscape of the Haute-Vienne department in rural France, Domaine de



l'Age is an elegant early 20th-century estate that offers a rare combination of architectural grandeur, absolute privacy, and exceptional versatility. Surrounded by approximately 4 hectares (10 acres) of pristine landscaped parkland, dedicated equestrian paddocks, and mature woodland, this grand property presents a distinguished opportunity. Whether envisioned as a luxurious family residence, a multi-generational estate, or a high-end boutique hospitality venture, the estate adapts effortlessly to your lifestyle aspirations.

The approach to the estate sets a breathtaking tone. Accessed via a quiet, private country lane and framed by stately wrought-iron gates, the main residence occupies a peaceful, elevated position within its secure grounds. A sweeping circular driveway, flanked by tree-lined lawns and meticulously manicured gardens, creates a profound sense of arrival and seclusion. From this vantage point, the property commands far-reaching, panoramic views over the undisturbed French countryside, offering a daily backdrop of natural beauty.

The Main Residence: Architectural Heritage Meets Modern Luxury

The principal house is rich in atmosphere and historic detail, retaining the timeless essence of its early 1900s heritage while integrating modern infrastructure. Throughout the home, grand proportions are complemented by soaring ceilings, intricate plasterwork, original oak panelling, and beautiful monumental fireplaces.

Sophisticated Reception Spaces

The ground floor is designed for both grand entertaining and intimate family life. The reception areas flow seamlessly from one to the next:

- * The Drawing Room & Library: A striking, light-filled space featuring high-quality finishes, custom shelving, and an adjoining bay-windowed snug perfect for quiet afternoons.
- * The Formal Dining Room: A room of generous proportions designed to host large gatherings, anchored by a classic fireplace.
- * The Executive Office: Completely wrapped in rich oak panelling, this commanding room offers an inspiring, quiet workspace overlooking the private parkland.

Contemporary Comforts

While the historic character has been meticulously preserved, no compromise has been made regarding modern convenience. The estate features a fully renovated, chef-style kitchen equipped with premium appliances and custom cabinetry, blending contemporary functionality with country charm. The bathrooms throughout the property have likewise been updated to modern luxury standards, ensuring a turnkey living experience.

Upper-Level Living & Flexible Layouts

On the first floor, a well-considered architectural layout provides numerous bright, airy bedrooms. The expansive master suite serves as a private sanctuary, complete with a dedicated dressing room and a



luxurious ensuite bathroom.

Crucially, a distinct wing of the first floor—combined with the large converted upper level—offers a natural architectural separation. This layout allows the estate to function independently as self-contained guest accommodation, staff quarters, or private apartments without compromising the privacy of the primary owners.

Guest Accommodation & Lifestyle Flexibility

The unique spatial configuration of Domaine de l'Age lends itself effortlessly to a variety of operational models. The property is perfectly primed for:

- * **A Grand Private Residence:** Enjoy the entirety of the estate as a single estate with independent guest suites for visiting friends and family.
- * **Boutique Hospitality:** Establish a high-end bed-and-breakfast (chambre d'hôtes) or a small-scale luxury hospitality project, capitalising on the growing international demand for premium rural tourism in France.
- * **Multi-Generational Living:** Provide distinct, independent living zones for dual-family ownership or extended family members.

This inherent flexibility, combined with the sheer scale and pristine condition of the property, makes it an incredibly attractive proposition for international buyers seeking a rewarding lifestyle change paired with tangible income potential.

Outbuildings, Equestrian Facilities, and Grounds

Complementing the elegance of the main residence is a substantial range of functional outbuildings, offering significant scope for further development, hobby farming, or professional equestrian pursuits.

The Outbuildings

A large, traditional stone barn of approximately 160m² serves as the anchor for the estate's utility spaces. It currently houses an expansive workshop, secure storage areas, and garage space for multiple vehicles or maintenance equipment. Additional workshops and utility outbuildings are scattered across the estate, all offering excellent structural integrity and the potential for conversion into further gîtes or creative studios (subject to the appropriate local planning permissions).

Equestrian & Outdoor Infrastructure

For equine enthusiasts, the estate is exceptionally well-equipped. It features purpose-built stables complete with dedicated tack and feed rooms. The surrounding acreage includes securely fenced, high-quality paddocks bordered by mature, natural hedging that provides both shade and security. A professional-grade sand ménège (riding arena) is also situated on the grounds, allowing for year-round training.

Beyond the equestrian facilities, the estate boasts an established fruit orchard and an expansive stone



terrace that extends from the main house—an ideal venue for alfresco dining while soaking in the unobstructed sunset views over the valley.

Key Highlights at a Glance

- * **Expansive Acreage:** Approximately 4 hectares (10 acres) of fully private, unoverlooked land.
- * **Turnkey Condition:** Extensive recent renovations seamlessly blend modern comfort with preserved period character.
- * **Architectural Integrity:** Multiple working fireplaces, original oak flooring, and historic woodwork throughout.
- * **Income Potential:** Independent guest accommodation and apartment potential built into the floor plan.
- * **Equestrian Ready:** Comprehensive infrastructure including stables, tack room, fenced paddocks, and a sand riding arena.
- * **Absolute Privacy:** Elevated position ensuring no overlooking neighbours or visual disturbances.
- * **Premium Outdoor Living:** Large entertaining terrace with sweeping, panoramic views of the French countryside.

A Rare Lifestyle Opportunity

Peaceful yet highly accessible to local amenities in the historic town of Magnac-Laval, Domaine de l'Age offers the absolute essence of French country living: space, tranquillity, and timeless elegance. This is a rare opportunity to acquire a versatile estate capable of evolving alongside your personal or commercial dreams.

Inquiries & Private Viewings: Detailed financial information, including running costs, utility data, and maintenance records, is available upon request to qualified buyers.

ABOUT THE AREA

Nestled in the historic Basse-Marche area of the Haute-Vienne department, Magnac-Laval is a picturesque commune that epitomizes the timeless, tranquil charm of west-central France. Situated along the peaceful banks of the River Brame, this small town of fewer than 2,000 residents is surrounded by a lush, rolling countryside characterized by rich agricultural pastures, ancient woodlands, and quiet country lanes. It serves as an idyllic rural haven for those seeking a slower pace of life, while still remaining well-connected to the vibrant regional hubs of the Nouvelle-Aquitaine region.

The town boasts a deep and fascinating history that stretches back to the Gallo-Roman era, when it originated as an important trading outpost known as Augustomagnus. Over the centuries, Magnac-Laval evolved under various noble families, eventually being elevated to a duchy-peerage in the 18th century. Today, its storied past is visually woven into the townscape, where visitors can wander past the remains of 14th-century medieval ramparts, gaze up at the iconic bulbous, chestnut-shingled tower of the old college, or explore the historic Église Saint-Maximin, a protected Carolingian-rooted church that serves as the focal point for traditional annual pilgrimages.

Modern-day Magnac-Laval seamlessly balances its historical weight with a welcoming, community-driven



lifestyle. The local economy, which was historically anchored entirely by farming, has diversified to embrace an active eco-tourism market and small-scale artisan businesses. Every Thursday morning, the town square comes alive with a vibrant weekly market showcasing regional delicacies, including famed Limousin beef. For outdoor enthusiasts, the surrounding landscape offers endless opportunities for hiking, cycling, and equestrian pursuits, making it an incredibly attractive destination for expatriates and property buyers looking for authentic French country living.

Accessibility is a key advantage for Magnac-Laval, as the town is well-serviced by several transport gateways. The Limoges-Bellegarde Airport (LIG) is the closest major terminal, located just under 40 kilometers (about a 45-minute drive) to the south, offering frequent flights connecting the region to the UK and other European hubs. For a broader range of long-haul international flights, both Poitiers-Biard Airport (PIS) to the northwest and Bordeaux-Mérignac Airport (BOD) further to the southwest provide excellent alternative entry points, ensuring this peaceful rural sanctuary remains easily within reach.

MAiN FEATURES:

- * 540m² of living space
- * 40000m² plot
- * 11 Bedrooms
- * 9 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Allgemein

Schlafzimmer:	11
Badezimmer:	9
Fertige m ² :	540 m ²
Grundstücksgröße:	40000 m ²

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.590.044



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